

ORDINANCE NO. 20071011-108

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1109 SHADY LANE IN THE JOHNSTON TERRACE NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-neighborhood plan (GR-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2007-0080, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.997 acre tract of land, more or less, out of the J.C. Tannehill League, Survey 29, Abstract 22, in Travis County, the tract of land being more particularly described by metes and bounds in a warranty deed of record in Volume 9190, Page 947, Official Public Records of Travis County, Texas (the "Property"),

locally known as 1109 Shady Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The maximum height of a building or structure is 32 feet from ground level.
- B. The maximum impervious cover is 90 percent.
- C. A food preparation use may not exceed 2,000 square feet gross floor area.

D. The following uses are prohibited uses of the Property:

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|----------------------------------------|----------------------------------|
| Automotive repair services | Automotive rentals |
| Automotive sales | Automotive washing (of any type) |
| Agricultural sales and services | Construction sales and services |
| Consumer convenience services | Convenience storage |
| Drop-off recycling collection facility | Electronic prototype assembly |
| Electronic testing | Equipment sales |
| Equipment repair services | Exterminating services |
| Funeral services | Hotel-motel |
| Kennels | Laundry service |
| Liquor sales | Marina |
| Limited warehousing & distribution | Monument retail sales |
| Off-site accessory parking | Outdoor entertainment |
| Pawn shop services | Printing and publishing |
| Research services | Restaurant (general) |
| Service station | Vehicle storage |
| Veterinary services | Community events |
| Community recreation (public) | Community recreation (private) |
| Guidance services | Hospital services (general) |
| Hospital services (limited) | Local utility services |
| Residential treatment | Safety services |
| Telecommunication tower | Transitional housing |
| Transportation terminal | |

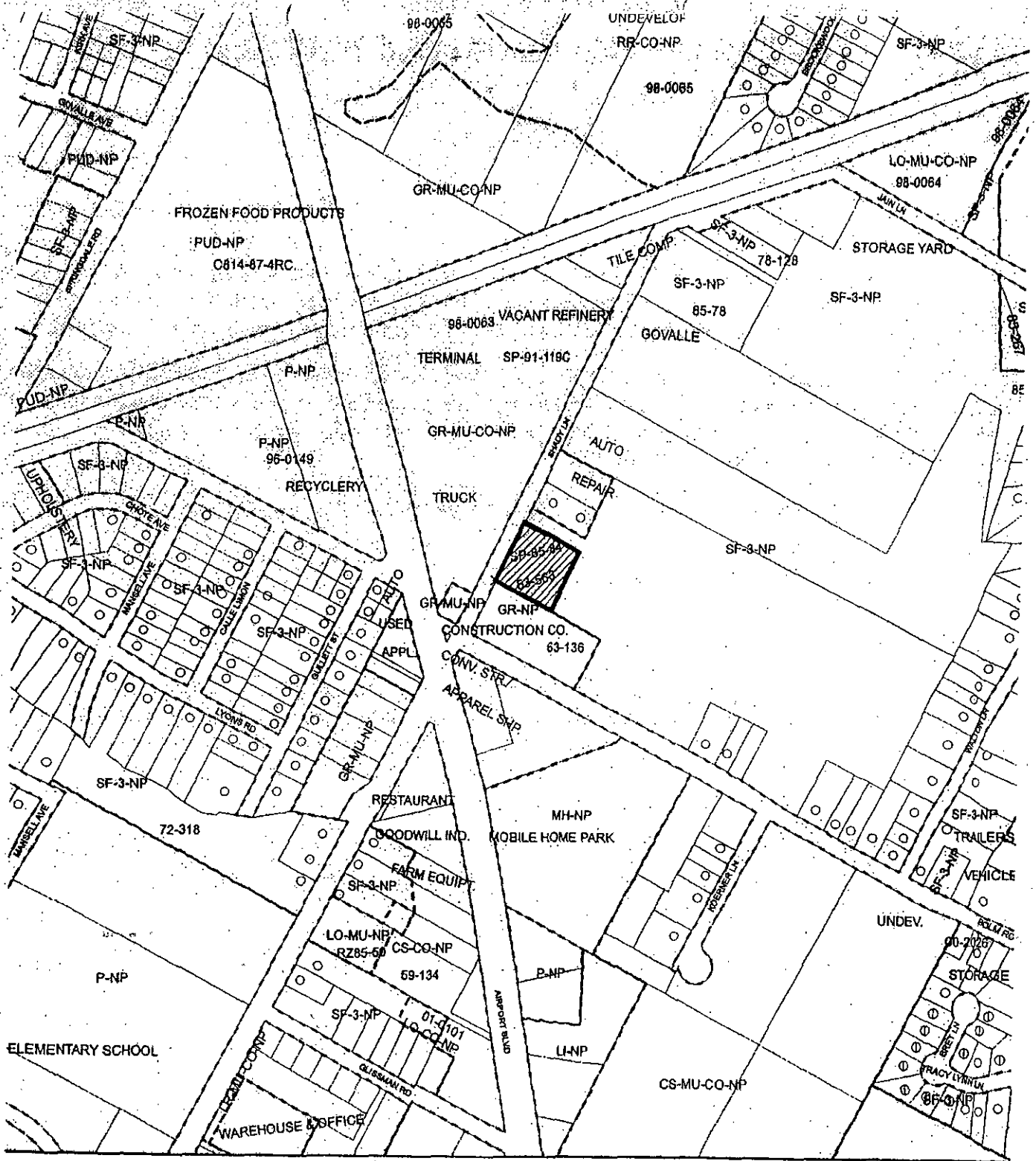
PART 4. The Property is subject to Ordinance No. 030327-11b that established the Johnston Terrace neighborhood plan combining district.

PART 5. This ordinance takes effect on October 22, 2007.

PASSED AND APPROVED

October 11, 2007 § Betty Dunbarley for
§ Will Wynn
§ Mayor

APPROVED: David Allan Smith
City Attorney **ATTEST:** Shirley A. Gentry
Shirley A. Gentry
City Clerk



ZONING EXHIBIT A



- Subject Tract
- Zoning Boundary
- Pending Cases

ZONING CASE#: C14-2007-0080
 ADDRESS: 1109 SHADY LANE
 SUBJECT AREA: 0.997 ACRES
 GRID: L21
 MANAGER: R. HEIL

1" = 400' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

